

Colorado Blue Ribbon Panel on Housing – Needs Assessment Subcommittee
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Goal 1 – Provide information for policymakers at state and local levels make informed decisions

A. Guidelines for Assessments

1. always include baseline data – incomes/wages, demographics (see attachment)
2. use data from consolidated plans
3. update existing needs assessments
4. use market studies and tax credit data
5. consider geography and wide regional issues
6. employ housing needs forecasts

B. Focus should be on analysis of data, not on policy change or on dictating housing goals.

C. Statewide needs assessment - construct regional needs assessments so that they can be compiled into one statewide needs assessment. No new research should be done for a statewide needs assessment.

Goal 2 – Method - standardized system for conducting and aggregating studies

A. Data should be reported to Division of Housing

B. Use existing data from work done by other agencies

1. local regional studies
2. transportation agencies
3. state departments
4. homeless organizations and other non-profits – reference –point-in-time study for homelessness.
5. school districts
6. HUD studies and related research
7. workforce data

C. Other data

1. survey data from local employers
2. commuting patterns
3. data to define the boundaries of a “region.”

Goal 3 – Scope

A. Include full continuum of housing demand and supply – from homelessness to homeownership.

Goal 4 – Timing

- A. Existing needs assessments – all existing assessments should be collected and assembled by February of 2006.
- B. Remaining gaps in needs assessment coverage areas should be identified and necessary assessments to “fill in the holes” should be commissioned – begin conducting new needs assessments no later than November 2006.
- C. Ensure that within 4 years, the whole state has been covered by some kind of needs assessment, so that a new cycle of updated needs assessments may begin.
- D. Start with as much existing data as possible. Given the dependence on existing needs assessments at this time, standardized formats will need to be phased in over time.

Goal 5 - Implementation

- A. There are 3 types of communities that conduct a needs assessment or are in need of conducting a needs assessment.
 - 1. Self-selecting communities looking to conduct or update assessment
 - 2. Communities where a needs assessment is of low-priority or is not planned at all.
 - 3. Communities looking to avoid a needs assessment.
- B. Adopt policies to encourage ongoing updating of assessments in all regions.
- C. State housing Board may wish to consider creating a policy requiring that regional needs assessments be completed in all regions applying for funding.
- D. Secure permission to post all needs assessments on Div web site and increase availability to the public. – Ensure that all assessments are public information and are non-proprietary.

Other comments:

Attach: List of recent needs assessments

List of baseline information categories for needs assessments

Colorado Blue Ribbon Panel on Housing Subcommittee on Needs Assessments

Suggested common categories for needs assessments:

1. Housing Overview
 - A. Housing Costs and Income
 - B. Affordability and Cost Burden
- II. Demographic Conditions
 - A. Population Growth
 - B. Household Characteristics
- III. Economic Conditions
 - A. Employment by Industry
 - B. Employment Forecasts
 - C. Wages and Income
 - D. Projected Housing Needs
 - E. The Boundaries of the Regional Economy
- IV. Existing Housing Services
 - A. Non-Profit Providers
 - B. Public Sector Programs
 - C. Private Sector Development
- V. Housing Supply
 - A. Housing Inventory
 - B. Housing Costs
 - C. Future Development
- VI. Housing Affordability
 - A. Household Income
 - B. Gap Analysis
 - C. AMI Considerations

Recent Housing Needs Assessments – includes date and research firm information when available.

Boulder County Consortium of Cities 2005 - McCormick
City of Arvada 2004 McCormick
City of Aurora 2004 EPS
Pueblo 2004
Las Animas County 2004
Huerfano County 2004
City of Loveland 2004 Housing Collaborative
City of Durango/La Plata County 2003 BBC
City of Westminster 2003 McCormick, Rees, RRC
Routt County 2003
Garfield County 2003
Clear Creek County 2003
Broomfield County 2003
Jefferson County 2003 McCormick, Rees, RRC
City of Englewood 2002 Development Research Partners
Adams County 2002 McCormick
Elbert County 2002
Lincoln County 2002 EPS
Grand Valley (Mesa County and region) 2002 EPS
City of LaFayette 2001 Housing Collaborative
Hinsdale 2001
Ouray 2001
Montrose 2001
Delta 2001
Gunnison County 1999
City of Fort Collins 1999
Eagle County 1999 Rees
City of Boulder 1999
South Metro Corridor 1999
Douglas County 1999
Longmont 1999 Rees